

STATEMENT SUBMITTED BY FRANK HURTZ FROM COALITION SIX:

Coalition Six is against proposals which will result in large rent increases that Newark residents cannot afford to pay.

Development plans for the city, like the University Heights plan which we are concerned with in the Central ward, raise the question of whether Newark residents will be displaced, where they will go, and whether they will be able to afford housing in the City of Newark.

In this context, strictly enforced rent control is the one protection tenants have. In order to encourage stable tenant populations in our neighborhoods, rent control should be strengthened, not weakened.

We are against eliminating rent control from 4 family owner occupied structures. We are also against substantial rehabilitation which is NOT substantial rehabilitation. \$100 per room will hardly pay for a coat of paint. This is vacancy decontrol, and it will encourage harassment of tenants in order to get apartments empty and raise the rents.

We support the Coalition To Save Rent Control in its efforts to maintain a strong rent control law in Newark.